136.0	0005	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,201,800	/	1,201,800
USE VALUE:	1,201,800	/	1,201,800
ASSESSED:	1,201,800	/	1,201,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIPSON HARRY AARON III-ETAL	
Owner 2:	KETCHEN BEVERLY L	
Owner 3:		
Street 1:	37 BRANTWOOD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,711 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Wood Shingle Exterior and 2644 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10711.000	567,600	400	633,800	1,201,800
Total Card	0.246	567,600	400	633,800	1,201,800
Total Parcel	0.246	567,600	400	633,800	1,201,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.51 | /Parcel: 454.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87710
GIS Ref	
GIS Ref	
Insp Date	08/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	567,400	400	10,711.	633,800	1,201,600	1,201,600	Year End Roll	12/18/2019
2019	101	FV	425,200	400	10,711.	669,100	1,094,700	1,094,700	Year End Roll	1/3/2019
2018	101	FV	426,000	400	10,711.	493,000	919,400	919,400	Year End Roll	12/20/2017
2017	101	FV	426,000	400	10,711.	471,900	898,300	898,300	Year End Roll	1/3/2017
2016	101	FV	426,000	400	10,711.	436,600	863,000	863,000	Year End	1/4/2016
2015	101	FV	415,900	400	10,711.	366,200	782,500	782,500	Year End Roll	12/11/2014
2014	101	FV	415,900	400	10,711.	357,800	774,100	774,100	Year End Roll	12/16/2013
2013	101	FV	415,900	400	10,711.	340,900	757,200	757,200		12/13/2012

!10592!

PRINT

Date	Time
12/11/20	00:53:00

LAST REV

Date	Time
01/18/18	15:27:58
apro	
10592	

USER DEFINED

Prior Id # 1:	87710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15464-429		3/1/1984		130,425	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/1993	129	Manual	20,000					REPLACE SIDING/TRI

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Measured	189	PATRIOT
12/27/1999	Inspected	276	PATRIOT
11/18/1999	Measured	270	PATRIOT
7/22/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10711		Sq. Ft.	Site		0	90.	0.66	10			Topo	-5					633,837						633,800	

Total AC/HA:	0.24589	Total SF/SM:	10711	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	633,837	Spl Credit		Total:	633,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09630513
Const Adj.:	1.01989794
Adj $ / SQ:	139.765
Other Features:	108750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697273
Depreciation:	129693
Depreciated Total:	567580

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

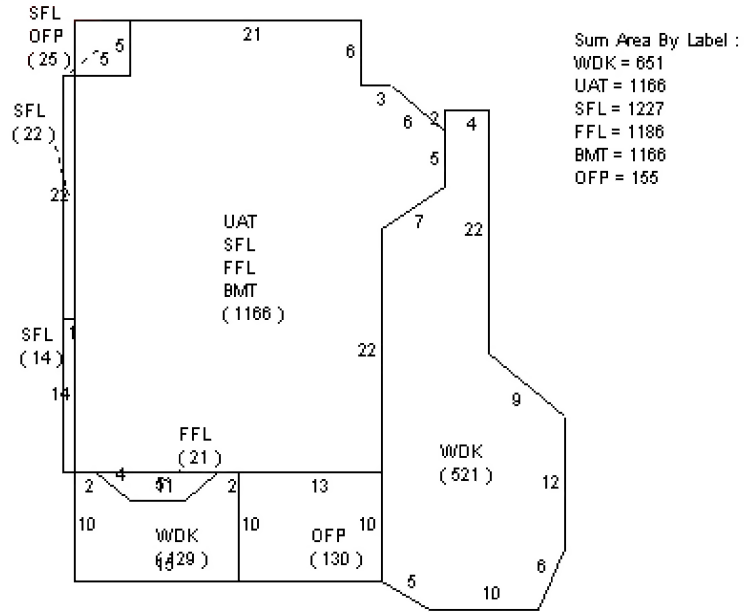
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,187	139.760	165,901
BMT	Basement	1,166	41.930	48,890
SFL	Second Floor	1,166	139.760	162,917
WDK	Deck	650	7.690	4,998
UAT	Upper Attic	292	97.840	28,519
OFP	Open Porch	155	27.690	4,291

Net Sketched Area:	4,615	Total:	415,516
Size Ad	2352.6499	Gross Are	5551	FinArea	2644
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	A	

COMPARABLE SALES

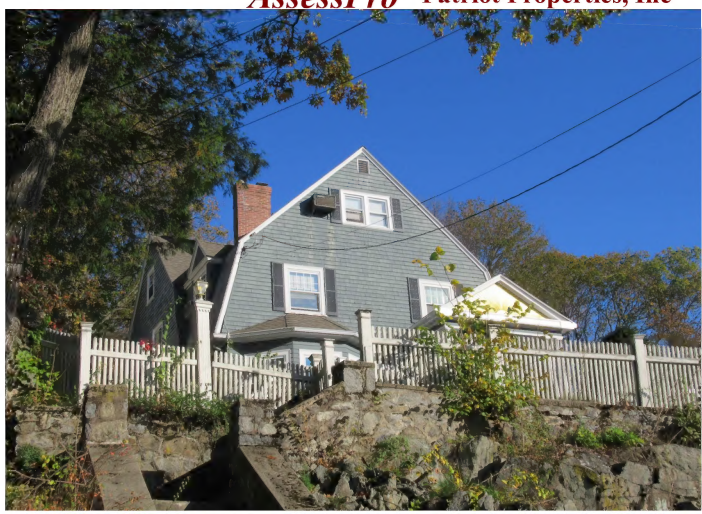
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.89
Special Features:	0	Val/Su Net:	122.99
Final Total:	567600	Val/Su SzAd	241.26

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	1980	6.00	T	31.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400